



**CITY OF HAYWARD**  
**AGENDA REPORT**

AGENDA DATE 06/01/99

AGENDA ITEM 4

WORK SESSION ITEM       

**TO:** Mayor and City Council

**FROM:** Director of Community and Economic Development

**SUBJECT:** Final Tract Map 6996 – Citation Homes (Subdivider) – Approve the Final Map and Authorize the City Manager to Execute a Subdivision Agreement and Accept, Upon Completion of Improvements, Certain Streets into the City Street System

**RECOMMENDATION:**

It is recommended that the City Council:

1. Find the final map in substantial conformance with the tentative map and the conditions of approval thereof;
2. Authorize the City Manager to execute the subdivision agreement covering the installation of the required improvements; and
3. Accept various streets into the City street system upon certification by the Director of Public Works that the required street improvements have been completed.

**DISCUSSION:**

On January 12, 1999, the City Council approved Vesting Tentative Map Tract 6996 to subdivide approximately 15 acres into 106 single-family, 4,000 square-foot minimum lots. The property is the former Sakai Nursery located at 27621 Whitman Street in the Single-Family Residential Zoning District and in the Whitman-Mocine Neighborhood Plan area.

The final tract map was reviewed by the City Engineer and was found to be in substantial compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of local ordinances. The City Engineer has also approved the subdivision improvement plans, and the subdivider has posted a security for faithful performance of the improvements in the amount of approximately \$1.7 million and an equal amount for labor and materials.

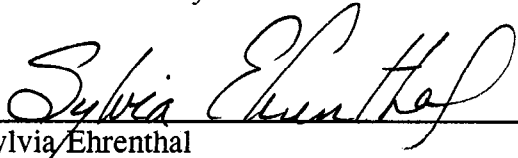
Prepared by:

Bashir Y. Anastas

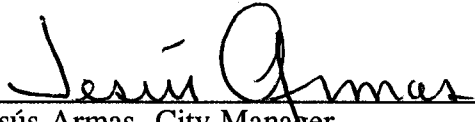
Bashir Y. Anastas, P.E.

Development Review Services Engineer

Recommended by:

  
\_\_\_\_\_  
Sylvia Ehrenthal  
Director of Community and Economic Development

Approved by:

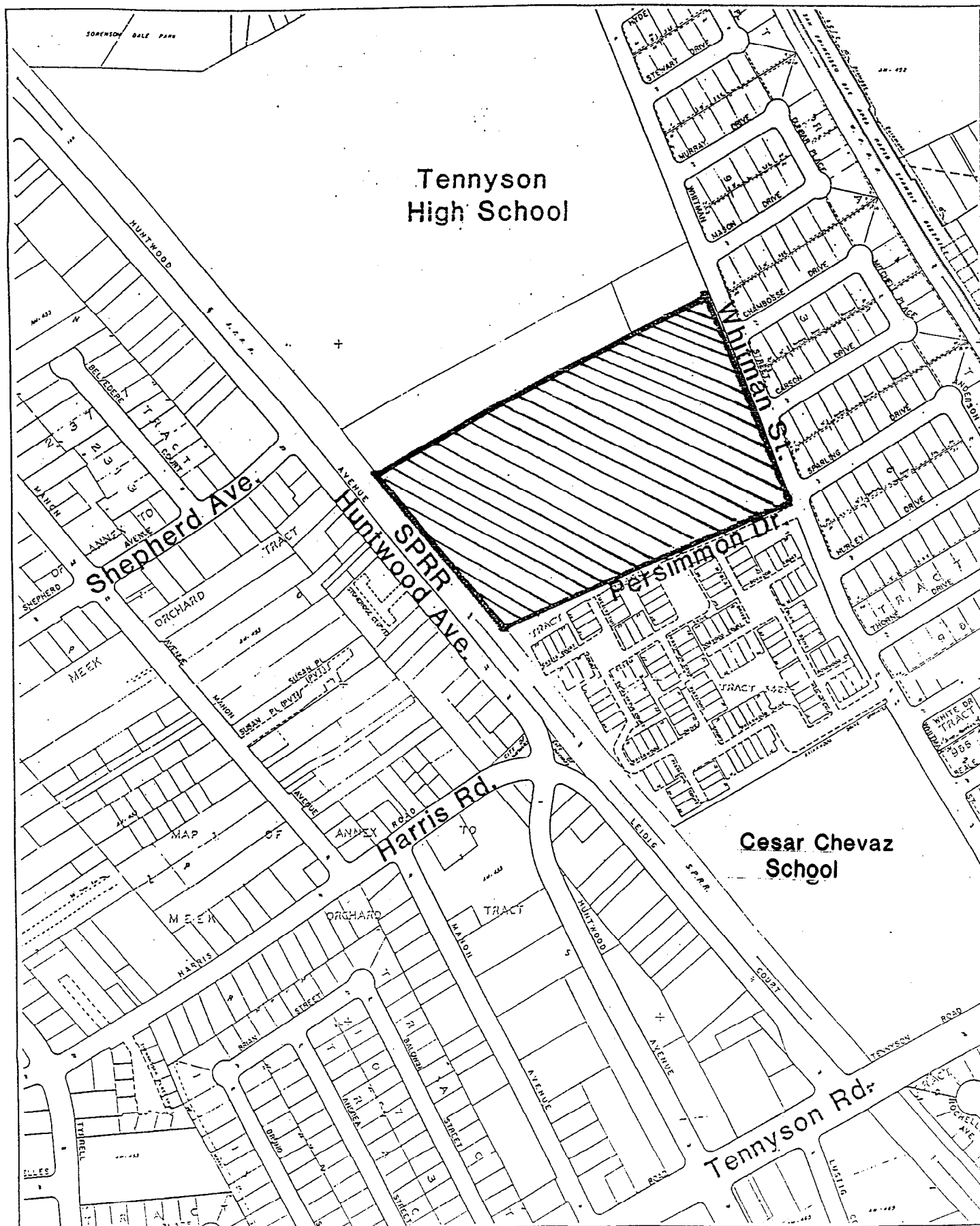
  
\_\_\_\_\_  
Jesús Armas, City Manager

Attachments:

Area Map

Draft Resolution

5.5.99



**AREA MAP** ■ Tentative Tract 6996 & ZC 98-190-01  
 Citation Homes (Appl.) ■ Sakai Family (Owner)

**DRAFT** 03 5/25/99

HAYWARD CITY COUNCIL

RESOLUTION NO. \_\_\_\_\_

Introduced by Council Member \_\_\_\_\_

**RESOLUTION APPROVING FINAL MAP FOR TRACT 7069,  
AUTHORIZING THE CITY MANAGER TO EXECUTE A  
SUBDIVISION AGREEMENT, AND ACCEPTING CERTAIN  
STREETS INTO THE CITY STREET SYSTEM**

WHEREAS, there has been presented to the City Council of the City of Hayward a final map for Tract 7069 located at east of Huntwood Avenue and west of Taylor Avenue in a Single-Family Residential Zoning District in the Tennyson-Alquire Plan area; and

WHEREAS, the Director of Community and Economic Development and Director of Public Works recommend approval of the final map.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward does hereby find that the final map for Tract 7069 is in substantial conformance with the tentative map and does hereby approve the final map, subject to the condition that the subdivider enter into an agreement for the construction of improvements and other obligations required as a condition of approval of the tentative map for the tract and that approval shall not be effective until and unless such agreement is entered into.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized for and on behalf of the City of Hayward to execute a subdivision agreement in a form approved by the City Attorney, and to execute any and all documents necessary to complete the transfer of those portions of Tract 7069 property which will be dedicated to or acquired by the City.

BE IT FURTHER RESOLVED that the City Council shall hereby accept certain streets into the street system of the City of Hayward upon certification by the Director of Public Works of satisfactory completion of the street improvements in substantial conformance with the approved plans.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 1999

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: \_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward